



# Hall County Government

## COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PUBLIC WORKS AND UTILITIES

### MEMORANDUM

**To:** Beth Garmon, Director of Planning and Zoning

**From:** Bill Nash, Director of Public Works and Utilities

**Date:** February 13, 2025

**Subject:** March 17, 2025 - Hall County Planning Commission Agenda

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PUBLIC WORKS AND  
UTILITIES DIRECTOR  
**Bill Nash, P.E.**

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the March 17, 2025 meeting. Upon review, we provide the following comments.

#### OLD BUSINESS

1. **(A) 2696 Cleveland Highway | Amend conditions of zoning** | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S; Tax Parcel 10138 000058 | **Proposed use: Vehicle repair, major** | \*\* Commission District 3 | **Ramon Carrillo Jr., applicant**

**(B) 2696 Cleveland Highway | Special Use** | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S; Tax Parcel 10138 000058 | **Proposed use: Vehicle repair, major** | \*\* Commission District 3 | **Ramon Carrillo Jr., applicant**

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** No sewer in area

#### NEW BUSINESS

2. **7044 Manchester Drive | Variance** | to reduce the minimum yards | on a 0.167 acre tract located on the north side of Manchester Drive approximately 1,116 feet from its intersection with Lancelot Court | Zoned PRD; Tax Parcel 15042 000671 | **Proposed Use: Single-family residence** | \* Commission District 1 | **Eastwood Homes of Georgia, LLC, applicant**

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** Hall county service area.

3. **7048 Manchester Drive | Variance** | to reduce the minimum yards | on a 0.185 acre tract located on the north side of Manchester Drive approximately 1,185 feet from its intersection with Lancelot Court | Zoned PRD; Tax Parcel

15042 000672 | **Proposed Use: Single-family residence** | \* Commission District 1 | **Eastwood Homes of Georgia, LLC, applicant**

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** Hall county service area.

4. **3754 Price Road & 3715 Wahoo Falls Trace | Amend conditions of zoning** | on a 14.28± acre assemblage located on the north side of Price Road at its intersection with Thompson Bridge Road | Zoned PCD; Tax Parcels 10100 000156C & 000156B | **Proposed Use: Master sign plan** | \*\* Commission District 2 | **Benderson Development c/o Todd Mathes, applicant**

- a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.  
Existing detention pond where restaurant is proposed
- b. **Traffic:** No comment
- c. **Utilities:** Gainesville Sewer

5. **3038 Gateway Centre Parkway | Special Use** | on a 1.545± acre tract located on the south side of Gateway Centre Parkway approximately 830 feet from its intersection with White Sulphur Road | Zoned I-2; Tax Parcel 15020A000035 | **Proposed Use: Outdoor storage** | \*\* Commission District 3 | **Reynolds-Hemmer Properties, LLC, applicant**

- a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.  
Show FEMA and Hall County studied Flood plains that are present on site.
- b. **Traffic:** Commercial driveway standards will apply.
- c. **Utilities:** Hall County  
8" gravity sewer on Gateway Center Parkway

6. **5684 & 5702 Bethel Road | Rezone** | from a Planned Residential Development (PRD) to Agricultural Residential (AR-1) | on a combined 14.79± acre tract located on the north side of Bethel Road approximately 1,554 feet from its intersection with Clark Road | Zoned PRD; Tax Parcels 12007 000001 & 000023 | **Proposed Use: 5-lot subdivision** | \*\* Commission District 3 | **Janet Truelove, applicant**

- a. **Engineering:** Show stream buffer and impervious setback from wretsted vegetation not centerline of stream
- b. **Traffic:** Driveways will need to meet Hall County residential requirements
- c. **Utilities:** No sewer in area, but it is in  
Hall County sewer district

7. **5031 Union Church Road | Rezone | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 61.67± acre tract located on the east side of Union Church Road at its intersection with Old Mulberry Road | Zoned AR-1; Tax Parcel 15038 000029 | Proposed Use: 123-lot subdivision | \*\* Commission District 1 | Crawford Creek Communities c/o Dean Conn, applicant**

- a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.  
Show stream buffer and impervious setback from wretched vegetation not centerline of stream  
Show FEMA and Hall County studied Flood plains that are present on site.
- b. **Traffic:** Code requires both a decel and left turn lane on Union church Road at development access.  
Secondary access to union Church Road must be gated emergency access only or improvements will also be required.
- c. **Utilities:** No sewer in area- closer sewer is 0.5 miles south at union Heights Way

8. **4436 Thompson Bridge Road | Rezone | from Residential 1 (R-1) and Vacation Cottage (V-C) to Planned Residential Development (PRD) | on a 7.74± acre tract located on the north side of Thompson Bridge Road approximately 490 feet from its intersection with Seminole Drive | Zoned R-1 & V-C; Tax Parcel 11060 000069 | Proposed Use: Non-profit residential development | \*\* Commission District 3 | Abigail Burle, applicant**

- a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.  
Show FEMA and Hall County studied Flood plains that are present on site.
- b. **Traffic:** GDOT access permit required
- c. **Utilities:** No sewer in area. Closest sewer is 1.6 miles north behind Freedale Corp.